

# The Conservancy

An Addendum to the  
Westfield-Washington  
Township  
Comprehensive Plan

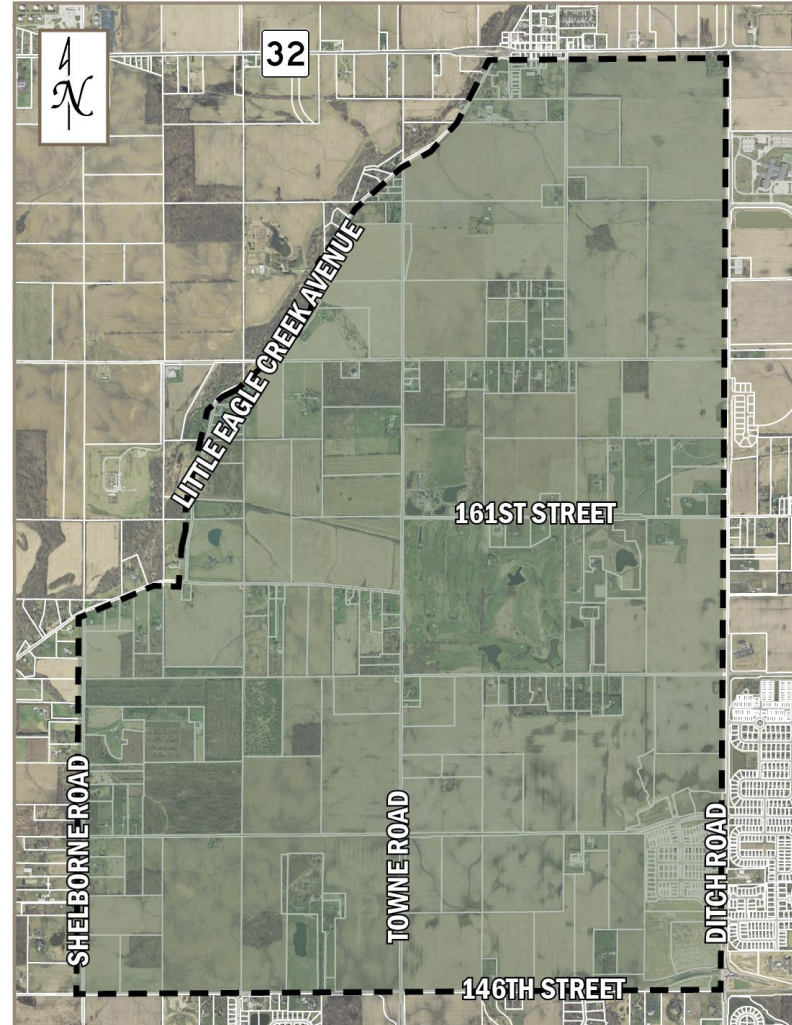


# Background

- Need to renew the 2007 Comprehensive Plan
- Increasing Development Pressure - Harmony
- Risk of losing Wood Wind Golf Club – Westfield's only public golf course
- Outpouring of community support to preserve community green space, promote responsible development and save Westfield's only public golf course

# The Map of the Conservancy

Figure 4: The Conservancy Area



# 2007 Comprehensive Plan Overview

- **The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.**
- **Promote innovative development such as conservation subdivisions.**
- **Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational, and economic opportunities for its residents. No single socio-economic segment or housing price point should dominate the community nor be neglected.**

# 2007 Comprehensive Plan Overview

- **Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.**
- **Open fields, farms, parks, water bodies, and other open space and recreation areas, whether public or private, are important to the community character of Westfield – Washington Township.**
- **Provide both passive and active recreation for the residents of the community. Provide parks and recreational facilities in new developments to accommodate the needs of the community as it grows.**

# Area Families involved in 2007 Plan

- Jerry, Bill & Bob McColgin
- Charles, Joe & Dee Davis
- Jim & Nels Ackerson
- Jamie & Tammy Kartes
- Suzy Chapman
- Tom Murphy
- John DuBois
- Bruce VanNatta

# Inventory of the Conservancy

- City Park (Raymond Worth)
- Golf Course (Wood Wind Golf Club)
- 90 Residences mostly on 3 acres or more
- 7 Large Parcels (50 acres and above) totaling 800 acres
- Residential Development (5 currently approved)
  - Harmony
  - Bent Creek
  - Ackerson Farms
  - Westgate
  - Towne West
  - Commercial Nodes along SR32 and 146<sup>th</sup> Street
- **Total: Almost 4,000 residential units**
  - Not included in Addendum because already approved

# Inventory of the Conservancy

- 19 Equestrian Farms
- 8 Livestock Farms
- Artisan Farms
- 3 Wildlife Classifications
- School Property



# Touring the Conservancy



# Mission Begins for Preservation

- Renewal of 2007 Plan with added detail is introduced
- Meetings with the Mayor, City Council, and Staff reveal encouragement to study the Southwest New Suburban quadrant -The Conservancy.
- Conservancy Task Force formed

# The Conservancy

The conservation of the land and conservation of a rural lifestyle.

## The Conservancy Task Group (TCTG)

- |                      |                             |
|----------------------|-----------------------------|
| ● Kristen Burkman    | Westfield Citizen           |
| ● Suzy DuBois        | Westfield Citizen           |
| ● Steve Hoover       | City Council                |
| ● Dr. Ginny Kelleher | Washington Township Citizen |
| ● Ken Kingshill      | Plan Commission             |
| ● Chuck Lehman       | City Council                |
| ● Cindy Spoljaric    | City Council                |
| ● Danielle Tolan     | Township Trustee            |
| ● Dr. Bruce VanNatta | Westfield Citizen           |

# Research and Supporting Evidence

- Comprehensive Plan Review
  - Formed Conservancy Neighborhood Group
  - Meetings and survey confirm vision in 2007  
Comprehensive Plan still relevant and wanted
  - Constant communication with neighbors for their review and input into this document (Neighbor List includes over 50 neighbors)

# Research and Supporting Evidence

- Massive Community Support
  - Over 200 citizens showed support for the Conservancy Addendum and saving the golf course at the Conservancy Open House in November 2015.
  - Over 1,200 signatures on a community petition to save Wood Wind Golf Club.
  - Facebook page to stop development on golf course with reach of 7,000 people.



# Research and Supporting Evidence

- Mayor Cook's State of the City Address
  - Quick pace of population growth in Westfield is burdening the schools, roads, public safety and resulted in an insufficient tax base.
  - Need increase in taxes for public safety.
  - Target population number is 50,000
  - Current population projection if all approved projects built - 65,000 residents (30% over)

# Research and Supporting Evidence

- Water Conservation Issues
  - Presentation by Jill Hoffman, White River Alliance
    - Water shortage projections
    - Need more areas to retain water
  - Meeting with John South, Hamilton County Soil and Water Conservation
    - Generated ideas for water conservation practices within the Conservancy
    - Presented at Conservancy Open House

# Research and Supporting Evidence

- Conservation Residential Development
  - Met with Scott Kuchta – Tryon Farm Institute
    - Collected information regarding Conservation Subdivision Development
    - Learned about land grants available for this type of development



# The Conservancy



- Intensive research, numerous meetings, public events, and documentation have gone into the document.



- Over 1,000 hours have been spent on the addendum.





# Summary of Conservancy Addendum

- Preserve a beautiful and unique area of Westfield for the present and the future of the city. Open green space increases property values throughout the community not just in the area of the green space. It shows a vision for water conservation and preservation. Due to the unique topography in the Conservancy, this vision is appropriate.
- Offers another lifestyle choice for Westfield citizens who are artists, chefs, authors, photographers, hobby farmers, gardeners, wood workers, livestock farmers, equestrian enthusiasts, beekeepers and people wanting a rural lifestyle. All of these types of people already live in the Conservancy. A diverse and thriving population of citizens creates a diverse and thriving city.
- In support of the 2007 Comprehensive Plan, retain rural character by using conservation development practices like conservation subdivisions and rural subdivisions. The current AGSF1 zoning .33 dwellings per acre stays in place as it has been since zoning began in the city. An increase in dwellings per acre may potentially be considered if a Conservation Subdivision is presented. Architectural and landscaping recommendations are included.
- Implementing 100 feet buffer yards when appropriate.
- Keeping Westfield's nature centric recreational activities available for all citizens. (Golf, cycling, foot golf, hiking, kite flying, cross country skiing, fishing and picnicking)